

114

ORDINANCE NO. _____

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE E.F. AND CLARA DENNIS HOUSE, LOCATED AT 1706 EAST 12TH STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-HISTORIC-NEIGHBORHOOD PLAN (CS-H-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-neighborhood plan (CS-NP) combining district to general commercial services-historic-neighborhood plan (CS-H-NP) combining district on the property described in Zoning Case No. C14H-06-0017, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.08 acre tract of land, more or less, out of Block 3, Outlot 36, Division B, C.R. Johns Subdivision, City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

generally known as the E.F. and Clara Dennis House, locally known as 1706 East 12th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property is subject to Ordinance No. 011213-42 that established the Central East Austin neighborhood plan combining district.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

PART 3. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

_____, 2006

§
§
§

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

**METES AND BOUNDS DESCRIPTION
OF A 0.08 ACRE TRACT OF LAND**

Being all that certain tract or parcel of land situated in Block 3, Outlot Number 36, Division "B" of the C.R. Johns Subdivision in the City of Austin, Travis County, Texas of record in volume 1, Page 3 of the Travis County Plat Records, and being a part of a 100 Ft. X 165 Ft. tract of land described in a deed of record in County Clerk's Document Number 1999093991 (C.C.D.N.), and more particularly described as follows:

BEGINNING at a found $\frac{1}{4}$ " iron rod in the north line of E. 12th Street and in the south line of said Block 3 for the southeast corner of said 100 Ft. X 165 Ft. tract of land and of this tract and the southwest corner of another 100 Ft. X 165 Ft. tract of land described in a deed of record in C.C.D.N. 2005213009, from which a found $\frac{1}{2}$ " iron pipe for the southwest corner of a 40 Ft. X 60 Ft. tract of land described in a deed of record in Volume 6132, Page 1741 of the Travis County Deed Records (T.C.D.R.) bears S 80° 00' 00" W 140.60 ft.(140") THIS LINE, BETWEEN FOUND MARKS, WAS USED AS THE SOURCE OF BEARINGS FOR THIS TRACT;

THENCE, S 80° 00' 00" W (S 80° W 100.00') with the south line of said 100 Ft. X 165 Ft. tract and north line of said 12th Street, a distance of 41.25 feet to a point for the southwest corner of this tract, from which a $\frac{5}{8}$ " iron rod with cap marked "LEOS SURVEYING RPLS 3959" for the southwest corner of said 100 Ft. X 165 Ft. tract bears S 80° 00' 00" W 58.75 ft.;

THENCE, N 9° 44' 27" W a distance of 88.00 feet to a point in a chain-linked fence for the northwest corner of this tract;

THENCE, N 80° 00' 00" E and generally with said chain-linked fence a distance of 40.96 feet to a point in the east line of said 100 Ft. X 165 Ft. tract and in the west line of the other said 100 Ft. X 165 Ft. tract for the northeast corner of this tract, from which a $\frac{5}{8}$ " iron rod with cap marked "LEOS SURVEYING RPLS 3959" for the common corner of said tracts bears N 9° 55' 43" W 77.00 ft.;

THENCE, S 9° 55' 43" E with common line said tracts a distance of 88.00 feet to the Place of Beginning and containing 0.08 acres of land.

This description was prepared as a result of a survey made on the ground, by me, on April 29, 2006 and is accompanied by a plat of survey which is made a part hereof. Record information is shown in parenthesis.

Elisandro Leos
Elisandro Leos - R.P.L.S. 3959



Leos Surveying
800 Peaceful Valley Road
Kyle, Tx. 78640-4422
512-295-3197
Cell 512-567-4349

SF-3-NP
01-0148

SF-3-NP
01-0148

75-089
68-2011
SF-3-NP

BEAUTY SHOP
SF-3-NP
01-0148

SALINA STREET
SF-3-NP
01-0148

00-2011
SF-3-NP

EAST 14TH STREET

SF-3-NP
01-0148

CONCHO STREET
SF-3-NP
01-0148

SF-3-NP
01-0148
CHURCH

SF-3-NP
01-0148

1400TH STREET
LR-NP SF-3-NP
00-2011

01-0148
SF-3-NP

SF-3-NP
01-0148

CHURCH
SF-3-NP
01-0148

SF-3-NP
01-0148

CS-MU CO-NP
BEAUTY SHOP
BARBER
SF-3-NP
00-2011

P82-075
R2-118

EAST 13TH STREET

GR-NP
01-0148
SF-3-NP

01-0148
SF-3-NP

01-0148
SF-3-NP
CS-NP
01-0148

LR-NP
CS-MU CO-NP
SF-3-NP
00-2011

H03-0005
RELIGIOUS ASSEMBLY
01-0148
CS-NP
CAFE
OFFC.
SERV. STA.
STATION
SERV. STA.

LOUNGE
VAC.
GARAGE
CS-NP
VAC. BLDG.

01-0148
CS-NP
BEAU. SHOP
THEATRE
CS-1-NP
01-0148

CS-MU CO-NP
NEWS ANT.
BAR
SF-3-NP
00-2011

1-NP

GR-H-NP

01-1048
87-88
MF-4-NP
01-1048
68-135

CHURCH
PARKING
CENTER
RETAIL
SHOP
BARBER
OFFC.
GR-NP
68-135
01-1048

EAST 12TH STREET
01-0150
CS-MU CO-NP
01-0150
CS-MU CO-NP

01-1048
SF-3-NP

01-0148
68-135
SF-3-NP
CHURCH

SF-3-NP
01-0150

NEW YORK AVENUE

01-0148
SF-3-NP

LEONA STREET
01-0148
SF-3-NP

01-0148
SF-3-NP

CHURCH ANNEX
GO-NP
01-0148

01-0148
SF-3-NP

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. SADOWSKY

HISTORIC ZONING
CASE #: C14H-06-0017
ADDRESS: 1706 E 12TH ST
SUBJECT AREA (acres): N/A

DATE: 06-05

CITY GRID
REFERENCE
N/A